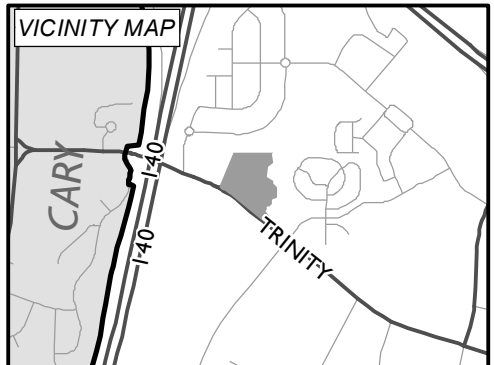


**Submittal
Date**

9/5/2017

Request:

7.97 acres from
OX-3-PL w/SHOD-1
to OX-4-PL-CU



Rezoning Application



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

SEP 5 2017 AM 10:50

REZONING REQUEST

☐ General Use ☒ Conditional Use ☐ Master Plan

Existing Zoning Base District OX Height 3 Frontage PL Overlay(s) SHOD 1

Proposed Zoning Base District OX Height 4 Frontage PL Overlay(s) _____

Click [here](#) to view the Zoning Map. Search for the address to be rezoned, then turn on the 'Zoning' and 'Overlay' layers.

OFFICE
USE ONLY

Transaction #

512620

Rezoning Case #

7-22-17

If the property has been previously rezoned, provide the rezoning case number: N/A

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

512620

GENERAL INFORMATION

Date **08/16/2017**

Date Amended (1)

Date Amended (2)

Property Address **5723, 5700, 5628 Trinity Road, Raleigh, NC**

Property PIN **0774880116, 0774882230, 0774884073**

Deed Reference (book/page) **12656/2212, and 8648/2127**

Nearest Intersection **Trinity Road & Wade Park Blvd**

Property Size (acres) **7.97**

(For PD Applications Only) Total Units

Total Square Feet

Property Owner/Address

See Attached Sheet for Property Owner and Signature

Phone

Fax

Email

Project Contact Person/Address

**Beth Trahos, Smith Moore Leatherwood LLP
434 Fayetteville Street, Suite 2800
Raleigh, NC 27601**

Phone **(919) 755-8760**

Fax

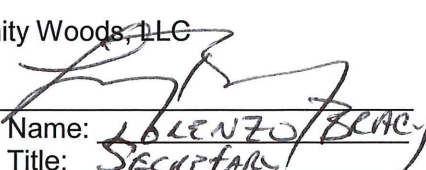
Email **beth.trahos@smithmoorelaw.com**


Owner/Agent Signature


Please see attached.

Email

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

Property Owner/Address	Owner/Agent Signature
<p><u>5628 Trinity Road:</u></p> <p>Trinity Woods, LLC 900 N. Michigan Avenue Chicago, IL 60611-1542</p>	<p><u>5628 Trinity Road:</u></p> <p>Trinity Woods, LLC</p> <p>By: </p> <p>Name: <u>LORENZO BRACY</u> Title: <u>SECRETARY</u></p>
<p><u>5700 & 5732 Trinity Road:</u></p> <p>Ann Gilbert Rawn 2320 Kimbrough Court Atlanta, GA 30350</p> <p>and</p> <p>The Ann Gilbert Rawn Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501</p> <p>and</p> <p>Martin A. Seligson 3305 Darien Drive Raleigh, NC 27607</p> <p>and</p> <p>The Martin A. Seligson Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501</p>	<p><u>5700 & 5732 Trinity Road:</u></p> <p>_____ Ann Gilbert Rawn</p> <p>North Carolina State University, Inc., Trustee, The Ann Gilbert Rawn Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p> <p>_____ Martin A. Seligson</p> <p>North Carolina State University, Inc., Trustee, The Martin A. Seligson Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p>

Property Owner/Address	Owner/Agent Signature
<p><u>5628 Trinity Road:</u></p> <p>Trinity Woods, LLC 900 N. Michigan Avenue Chicago, IL 60611-1542</p>	<p><u>5628 Trinity Road:</u></p> <p>Trinity Woods, LLC</p> <p>By: _____ Name: _____ Title: _____</p>
<p><u>5700 & 5732 Trinity Road:</u></p> <p>Ann Gilbert Rawn 2320 Kimbrough Court Atlanta, GA 30350</p> <p>and</p> <p>The Ann Gilbert Rawn Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501</p> <p>and</p> <p>Martin A. Seligson 3305 Darien Drive Raleigh, NC 27607</p> <p>and</p> <p>The Martin A. Seligson Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501</p>	<p><u>5700 & 5732 Trinity Road:</u></p> <p> _____ Ann Gilbert Rawn</p> <p>North Carolina State University, Inc., Trustee, The Ann Gilbert Rawn Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p> <p>_____</p> <p>Martin A. Seligson</p> <p>North Carolina State University, Inc., Trustee, The Martin A. Seligson Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p>

Property Owner/Address	Owner/Agent Signature
<p><u>5628 Trinity Road</u> Trinity Woods, LLC 900 N. Michigan Ave Chicago, IL 60611-1542</p>	<p><u>5628 Trinity Road</u> Trinity Woods, LLC</p> <p>By: _____ Name: _____ Title: _____</p>
<p><u>5700 & 5732 Trinity Road</u></p> <p>Ann Gilbert Rawn 2320 Kimbrough Court Atlanta, GA 30350</p> <p>and</p> <p>The Ann Gilbert Rawn Charitable Remainder Trust c/o North Carolina State University Foundation, Inc Trustee Campus Box 7501 Raleigh NC 27695-7501</p> <p>and</p> <p>Martin A. Seligson 3305 Darien Drive Raleigh, NC 27607</p> <p>and</p> <p>The Martin A. Seligson Charitable Remainder Trust c/o North Carolina State University Foundation, Inc Trustee Campus Box 7501 Raleigh NC 27695-7501</p>	<p><u>5700 & 5732 Trinity Road</u></p> <p>_____ Ann Gilbert Rawn</p> <p>North Carolina State University Foundation, Inc Trustee The Ann Gilbert Rawn Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p> <p> Martin A. Seligson</p> <p>North Carolina State University Foundation, Inc Trustee The Martin A. Seligson Charitable Remainder Trust</p> <p>By: _____ Name: _____ Title: _____</p>

Property Owner/Address	Owner/Agent Signature
<u>5628 Trinity Road:</u> Trinity Woods, LLC 900 N. Michigan Avenue Chicago, IL 60611-1542	<u>5628 Trinity Road:</u> Trinity Woods, LLC By: _____ Name: _____ Title: _____
<u>5700 & 5732 Trinity Road:</u> Ann Gilbert Rawn 2320 Kimbrough Court Atlanta, GA 30350 and The Ann Gilbert Rawn Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501 <i>Foundation</i> and Martin A. Seligson 3305 Darien Drive Raleigh, NC 27607 and The Martin A. Seligson Charitable Remainder Trust c/o North Carolina State University, Inc., Trustee Campus Box 7501 Raleigh, NC 27695-7501 <i>Foundation</i>	<u>5700 & 5732 Trinity Road:</u> _____ Ann Gilbert Rawn North Carolina State University, Inc., Trustee, The Ann Gilbert Rawn Charitable Remainder Trust By: <u>Mary Seligson-Dodd</u> Name: <u>Mary Seligson-Dodd</u> Title: <u>Treasurer</u> _____ Martin A. Seligson North Carolina State University, Inc., Trustee, The Martin A. Seligson Charitable Remainder Trust By: <u>Mary Seligson-Dodd</u> Name: <u>Mary Seligson-Dodd</u> Title: <u>Treasurer</u>

REZONING APPLICATION ADDENDUM #1**Comprehensive Plan Analysis****OFFICE USE ONLY**

Transaction #

Rezoning Case #

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The rezoning request for OX-4-PL-SHOD4 CU is consistent with the Future Land Use Map designation of Office/Research and Development in that it allows office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels and ancillary service businesses and retail uses that support the office economy. The rezoning request also permits residential development, as does the current OX-3 zoning.

2. The site is located in a City Growth Center and on an Urban Thoroughfare as designated on the Urban Form Map. City Growth Centers are intended to provide "significant opportunities for new residential and economic development and redevelopment" (p19 2030 Plan), and Urban Thoroughfares are planned for public investments and encourage an urban or hybrid frontage (p236 2030 Plan). The proposed zoning category furthers both of these goals.

3. The proposed rezoning is in support of multiple 2030 Comprehensive Plan policies, including LU 2.2, 6.2 and 8.1 which support compact development and housing variety within proximity to employment, T 5.10 Building Orientation, H 1.8 Zoning for Housing, and UD 1.10 Frontage. The proposed rezoning is also in support of the general goals of the Arena Area Plan which supports the development of the site into a dense, amenity-rich environment.

4. The site is located in an Economic Development Target Area, and the proposed rezoning furthers Policy ED 5.5 Retrofitting Older Office Environments by permitting the development of new pedestrian-friendly residential uses to "provide attractive and competitive live-work destinations that reduce dependence on auto travel."

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The proposed rezoning permits the development of housing, which will help alleviate the tight housing supply and commensurate rising rental rates that Raleigh is currently experiencing.

2. The proposed rezoning allows development at transit supportive densities, and when the Trinity Road transit route is developed per the 2040 GoRaleigh Bus Development Plan residents will have to access more sustainable forms of transportation and alleviate traffic impacts in the area.

3. This request provides for an additional transit easement (with improvements) if requested by staff.

4. This rezoning request provides a public benefit with its corresponding increase of the City's tax base.

REZONING APPLICATION ADDENDUM #2**Impact on Historic Resources**

The applicant is asked to analyze the impact of the rezoning request on historic resources. For the purposes of this section, a historic resource is defined as any site, structure, sign, or other feature of the property to be rezoned that is listed in the National Register of Historic Places or designated by the City of Raleigh as a landmark or contributing to a Historic Overlay District.

OFFICE USE ONLY**Transaction #****Rezoning Case #****INVENTORY OF HISTORIC RESOURCES**

List in the space below all historic resources located on the property to be rezoned. For each resource, indicate how the proposed zoning would impact the resource.

There are no historic resources located on the property.

PROPOSED MITIGATION

Provide brief statements describing actions that will be taken to mitigate all negative impacts listed above.

Not applicable

URBAN DESIGN GUIDELINES

The applicant must respond to the Urban Design Guidelines contained in the 2030 Comprehensive Plan if:

- a) The property to be rezoned is within a "City Growth Center" or "Mixed-Use Center", or
- b) The property to be rezoned is located along a "Main Street" or "Transit Emphasis Corridor"

as shown on the Urban Form Map in the 2030 Comprehensive Plan.

Urban Form Designation: N/A *City Growth Center*

Click [here](#) to view the Urban Form Map.

1. *All Mixed-Use developments should generally provide retail (such as eating establishments, food stores, and banks), and other such uses as office and residential within walking distance of each other. Mixed uses should be arranged in a compact and pedestrian friendly form.*
Response:

The proposed OX-4 zoning allows for vertical mixed use, as well as multi-family housing development within walking distance to the Raleigh Corporate Center Office Park.
2. *Within all Mixed-Use Areas buildings that are adjacent to lower density neighborhoods should transition (height, design, distance and/or landscaping) to the lower heights or be comparable in height and massing.*
Response:

The site features a stream (with associated buffers) and extensive wooded areas between the 40 Wade development to the north and the developable portion of the site.
3. *A mixed use area's road network should connect directly into the neighborhood road network of the surrounding community, providing multiple paths for movement to and through the mixed use area. In this way, trips made from the surrounding residential neighborhood(s) to the mixed use area should be possible without requiring travel along a major thoroughfare or arterial.*
Response:

All public streets proposed for the immediate area have already been constructed and opened. Site development will feature extensive internal pathways, as well as pedestrian orientation to Trinity Road, which connects to adjacent residential and commercial developments.
4. *Streets should interconnect within a development and with adjoining development. Cul-de-sacs or dead-end streets are generally discouraged except where topographic conditions and/or exterior lot line configurations offer no practical alternatives for connection or through traffic. Street stubs should be provided with development adjacent to open land to provide for future connections. Streets should be planned with due regard to the designated corridors shown on the Thoroughfare Plan.*
Response:

All public streets proposed for the immediate area have already been constructed and opened. Site topography, wooded areas and streambeds make direct connectivity to adjacent developments challenging.
5. *New development should be comprised of blocks of public and/or private streets (including sidewalks). Block faces should have a length generally not exceeding 660 feet. Where commercial driveways are used to create block structure, they should include the same pedestrian amenities as public or private streets.*
Response:

To the extent practicable, site development will feature internal and external connectivity and pedestrian orientation. Site topography, wooded areas and streambeds as well as adjacent development pattern will make meeting block length goals challenging.

6.	<p><i>A primary task of all urban architecture and landscape design is the physical definition of streets and public spaces as places of shared use. Streets should be lined by buildings rather than parking lots and should provide interest especially for pedestrians. Garage entrances and/or loading areas should be located at the side or rear of a property.</i></p> <p>Response:</p> <p>The proposed mixed use zoning and parking limited frontage ensures that architecture and landscape design of future site development will be pedestrian oriented.</p>
7.	<p><i>Buildings should be located close to the pedestrian-oriented street (within 25 feet of the curb), with off-street parking behind and/or beside the buildings. When a development plan is located along a high volume corridor without on-street parking, one bay of parking separating the building frontage along the corridor is a preferred option.</i></p> <p>Response:</p> <p>The actual location of buildings and parking will be determined at the site plan process; however, the proposed mixed use zoning and parking limited frontage ensures that future development will be in close proximity to Trinity Road, which is designated as a 4-lane divided avenue.</p>
8.	<p><i>If the site is located at a street intersection, the main building or main part of the building should be placed at the corner. Parking, loading or service should not be located at an intersection.</i></p> <p>Response:</p> <p>The site is not located at a street intersection, however the proposed parking limited frontage ensures that future site development will be oriented towards Trinity Road.</p>
9.	<p><i>To ensure that urban open space is well-used, it is essential to locate and design it carefully. The space should be located where it is visible and easily accessible from public areas (building entrances, sidewalks). Take views and sun exposure into account as well.</i></p> <p>Response:</p> <p>The actual location of open space will be determined at the site plan process; however, future site development will feature, at a minimum, 10% open space that is designed a site amenity and is commonly accessible to the site users, as well as extensive stream buffers that preserve the natural features of the site.</p>
10.	<p><i>New urban spaces should contain direct access from the adjacent streets. They should be open along the adjacent sidewalks and allow for multiple points of entry. They should also be visually permeable from the sidewalk, allowing passersby to see directly into the space.</i></p> <p>Response:</p> <p>The actual location of open space will be determined at the site plan process; however, future site development will feature commonly accessible amenity areas that are directly accessible from all internal streets and buildings.</p>
11.	<p><i>The perimeter of urban open spaces should consist of active uses that provide pedestrian traffic for the space including retail, cafés, and restaurants and higher-density residential.</i></p> <p>Response:</p> <p>The proposed rezoning, as well as current zoning limit retail, cafe and restaurant uses, however higher-density residential uses are permitted and will be oriented to the open spaces on site.</p>
12.	<p><i>A properly defined urban open space is visually enclosed by the fronting of buildings to create an outdoor "room" that is comfortable to users.</i></p> <p>Response:</p> <p>The actual location of open space, buildings and parking will be determined at the site plan process; however, future site development will be oriented around commonly accessible amenity areas.</p>

13.	<p><i>New public spaces should provide seating opportunities.</i></p> <p>Response:</p> <p>Future site development will feature amenity areas including seating.</p>
14.	<p><i>Parking lots should not dominate the frontage of pedestrian-oriented streets, interrupt pedestrian routes, or negatively impact surrounding developments.</i></p> <p>Response:</p> <p>The actual location of buildings and parking will be determined at the site plan process; however, the proposed rezoning to Parking Limited frontage ensures that future site development will front Trinity Road and that the impact of parking on pedestrian routes and streets will be minimized.</p>
15.	<p><i>Parking lots should be located behind or in the interior of a block whenever possible. Parking lots should not occupy more than 1/3 of the frontage of the adjacent building or not more than 64 feet, whichever is less.</i></p> <p>Response:</p> <p>The actual location of buildings and parking will be determined at the site plan process; however, the proposed rezoning to Parking Limited frontage ensures that future site development will minimize the presence of parking on Trinity Road, and rather will locate parking interior the block.</p>
16.	<p><i>Parking structures are clearly an important and necessary element of the overall urban infrastructure but, given their utilitarian elements, can give serious negative visual effects. New structures should merit the same level of materials and finishes as that a principal building would, care in the use of basic design elements can make a significant improvement.</i></p> <p>Response:</p> <p>Future site development will not feature large parking structures, and any structured parking will be visually integrated into the development minimizing visibility from Trinity Road.</p>
17.	<p><i>Higher building densities and more intensive land uses should be within walking distance of transit stops, permitting public transit to become a viable alternative to the automobile.</i></p> <p>Response:</p> <p>The proposed rezoning increases the permissible building height and density to support nearby transit, and will also create a transit stop should one be requested during site development.</p>
18.	<p><i>Convenient, comfortable pedestrian access between the transit stop and the building entrance should be planned as part of the overall pedestrian network.</i></p> <p>Response:</p> <p>Future site development will be oriented to Trinity Road and associated transit routes.</p>
19.	<p><i>All development should respect natural resources as an essential component of the human environment. The most sensitive landscape areas, both environmentally and visually, are steep slopes greater than 15 percent, watercourses, and floodplains. Any development in these areas should minimize intervention and maintain the natural condition except under extreme circumstances. Where practical, these features should be conserved as open space amenities and incorporated in the overall site design.</i></p> <p>Response:</p> <p>Future site development will respect site streams by orienting development towards Trinity Road. Stream and slope sensitivity will be combined with tree conservation to respect natural features.</p>

20.	<p><i>It is the intent of these guidelines to build streets that are integral components of community design. Public and private streets, as well as commercial driveways that serve as primary pedestrian pathways to building entrances, should be designed as the main public spaces of the City and should be scaled for pedestrians.</i></p> <p>Response:</p> <p>Future site development will be oriented towards streets and pathways that are framed by buildings and scaled for pedestrian orientation.</p>
21.	<p><i>Sidewalks should be 5-8 feet wide in residential areas and located on both sides of the street. Sidewalks in commercial areas and Pedestrian Business Overlays should be a minimum of 14-18 feet wide to accommodate sidewalk uses such as vendors, merchandising and outdoor seating.</i></p> <p>Response:</p> <p>Future site development will feature wide sidewalks framed by buildings and connecting site users to open space and transit amenities.</p>
22.	<p><i>Streets should be designed with street trees planted in a manner appropriate to their function. Commercial streets should have trees which complement the face of the buildings and which shade the sidewalk. Residential streets should provide for an appropriate canopy, which shadows both the street and sidewalk, and serves as a visual buffer between the street and the home. The typical width of the street landscape strip is 6-8 feet. This width ensures healthy street trees, precludes tree roots from breaking the sidewalk, and provides adequate pedestrian buffering. Street trees should be at least 6 1/4" caliper and should be consistent with the City's landscaping, lighting and street sight distance requirements.</i></p> <p>Response:</p> <p>Future site development will feature street tree plantings that are both appropriate to the thoroughfare character of Trinity Road as well as the pedestrian orientation of the site.</p>
23.	<p><i>Buildings should define the streets spatially. Proper spatial definition should be achieved with buildings or other architectural elements (including certain tree plantings) that make up the street edges aligned in a disciplined manner with an appropriate ratio of height to width.</i></p> <p>Response:</p> <p>The actual location of buildings and parking will be determined at the site plan process; however, future site development will feature buildings that are a maximum height of 4 stories and are oriented to streets and sidewalks in a way that creates a feeling of enclosure while not overpowering pedestrians in scale.</p>
24.	<p><i>The primary entrance should be both architecturally and functionally on the front facade of any building facing the primary public street. Such entrances shall be designed to convey their prominence on the fronting facade.</i></p> <p>Response:</p> <p>The proposed rezoning to Parking Limited frontage ensures that building entrances will be on the front facade of buildings and oriented to the street.</p>
25.	<p><i>The ground level of the building should offer pedestrian interest along sidewalks. This includes windows entrances, and architectural details. Signage, awnings, and ornamentation are encouraged.</i></p> <p>Response:</p> <p>Future site development will feature buildings with ground level interest in the form of entrances, fenestration, and architectural detail, as well as landscaping and pedestrian amenities.</p>
26.	<p><i>The sidewalks should be the principal place of pedestrian movement and casual social interaction. Designs and uses should be complementary to that function.</i></p> <p>Response:</p> <p>Future site development will be pedestrian oriented with entrances and amenities oriented to site sidewalks and pathways.</p>

REZONING APPLICATION SUBMITTAL REQUIREMENTS ("Rezoning Checklist")

TO BE COMPLETED BY APPLICANT			COMPLETED BY CITY STAFF		
General Requirements – General Use or Conditional Use Rezoning	YES	N/A	YES	NO	N/A
1. I have referenced this Rezoning Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
2. Rezoning application review fee (see <u>Fee Schedule</u> for rate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
3. Completed application; Include electronic version via cd or flash drive	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
4. Two sets of stamped envelopes addressed to all property owners within 100 feet of property to be rezoned	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
5. Pre-Application Conference	<input checked="" type="checkbox"/>	<input type="checkbox"/>			
6. Neighborhood Meeting notice and report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Trip Generation Study	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
8. Traffic Impact Analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
9. Completed and signed zoning conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
10. Completed Comprehensive Plan Consistency Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
11. Completed Response to the Urban Design Guidelines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
12. For applications filed by a third party, proof of actual notice to the property owner	<input type="checkbox"/>	<input checked="" type="checkbox"/>	✓		✓
13. Master Plan (for properties requesting Planned Development or Campus District)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



STEWART

To: Neighboring Property Owner

From: Cindy Szwarczkop, AICP
Manager of Pre-Development Services

Date: June 12, 2017

Re: Notice of meeting to discuss potential rezoning of 5732, 5700
and 5628 Trinity Road

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on Tuesday June 27th. The meeting will be held in the Powell Drive Park Neighborhood Center, 740 Powell Drive Raleigh NC 27606, and will begin at 7:00pm.

The purpose of this meeting is to discuss a potential rezoning of the property located at 5732, 5700 and 5628 Trinity Road (Wake County Parcel ID number 0774880116, 0774882230, 0774884073, located on Trinity Road between Wade Park Blvd and Corporate Center Dr.). This property is currently zoned Office Mixed Use 3 story Parking Limited with Special Highway Overlay District 1 (OX-3-PL-SHOD 1) and the owner is considering rezoning the property to Office Mixed Use 4 story Parking Limited with Special Highway Overlay District 1 (OX-4-PL-SHOD 1).

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any concerns or questions I can be reached by phone at: (919)866-4823 or by email at cszwarczkop@stewartinc.com.

For more information about rezoning, you may visit www.raleighnc.gov or contact the Raleigh City Planning Department at: (919)996-2626 or by email at rezoning@raleighnc.gov.

Thank you,

Cindy Szwarczkop, AICP
STEWART

SUMMARY OF ISSUES

A neighborhood meeting was held on 6/27/2017 (date) to discuss a potential rezoning located at 5723, 5700, 5628 Trinity Road, Raleigh, NC (property address). The neighborhood meeting was held at Powell Drive Park (location). There were approximately 2 (number) neighbors in attendance. The general issues discussed were:

Summary of Issues:

Neighbors wanted to know about the project and proposed height for the rezoning case.

Neighbors were supportive of the case.

ATTENDANCE ROSTER

[illegible]

Pre-Application Conference

(this form must be provided at the time of formal submittal)



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
Litchford Satellite Office | 8320 – 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

PROCESS TYPE

- ☐ **Board of Adjustment**
- ☐ **Comprehensive Plan Amendment**
- ☐ **Rezoning**
- ☐ **Site Review***
- ☐ **Subdivision**
- ☐ **Subdivision (Exempt)**
- ☐ **Text Change**

* Optional conference

GENERAL INFORMATION

Date Submitted

Applicant(s) Name

Applicant's Mailing Address

Phone

Email

Property PIN #

Site Address / Location

Current Zoning

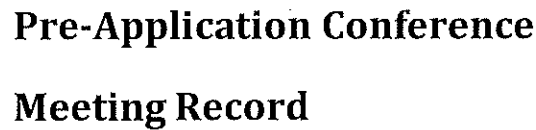
Additional Information (if needed) :

OFFICE USE ONLY

Transaction # : 512620

Date of Pre-Application Conference :

Staff Signature



General Notes: applicant is interested in apartments, site has SHOD-1 overlay, SHOD-1 tree conservation requirements only apply to roads gaining access from highway, SHOD-1 should probably remain to be consistent with City policy, Future Land Use map designation is Office and Research and Development, Future Land Use map supports height up to five

Department & Staff	Notes stories
<u>Development Services</u> ___Justin Rametta <i>Justin.Rametta@raleighnc.gov</i> 919-996-2665 ___Mike Walters <i>Michael.Walters@raleighnc.gov</i> 919-996-2636 ___Walt Fulcher <i>Walt.Fulcher@raleighnc.gov</i> 919-996-3517	UDO Sections:

<p><u>Historic Preservation</u> <u>Tania Tully</u> Tania.Tully@raleighnc.gov 919-996-2674 <u>Melissa Robb</u> Melissa.Robb@raleighnc.gov 919-996-2632</p>	<p>UDO Sections:</p>
<p><u>Parks, Recreation, and Cultural Resources</u> <u>Lisa Potts</u> Lisa.Potts@raleighnc.gov 919-996-4785 <u>Cassie Schumacher-Georgopoulos</u> Cassie.Schumacher-Georgopoulos@raleighnc.gov 919-996-4797 <u>Thomas "TJ" McCourt</u> Thomas.McCourt@raleighnc.gov 919-996-6079</p>	<p>UDO Sections:</p>
<p><u>Public Utilities</u> <u>Cesar Sanchez</u> Cesar.Sanchez@raleighnc.gov 919-996-3484 <u>Keith Tew</u> Keith.Tew@raleighnc.gov 919-996-3487 <u>Patrick Paine</u> Patrick.Paine@raleighnc.gov 919-996-3481 <u>Eric Haugaard</u> Eric.Haugaard@raleighnc.gov 919-996-3492</p>	<p>UDO Sections:</p>
<p><u>Stormwater</u> <u>Ben Brown</u> Ben.Brown@raleighnc.gov 919-996-3515 <u>Gary Morton</u> Gary.Morton@raleighnc.gov 919-996-3517 <u>Ashley Rodgers</u> Ashley.Rodgers@raleighnc.gov 919-996-3970 <u>Lisa Booze</u> Lisa.Booze@raleighnc.gov 919-996-3518</p>	<p>Site has riparian buffers and floodplain on eastern boundary</p> <p>UDO Sections:</p>
<p><u>Transportation</u> <input checked="" type="checkbox"/> <u>Bowman Kelly</u> Bowman.Kelly@raleighnc.gov 919-996-2160 applicants may wish to offer bicycle and pedestrian</p>	<p>TIA will be required at site review stage if not for rezoning, development will require right-of-way dedication, triggers for TIA are in the</p> <p>UDO Sections:</p>

Facilities to mitigate block perimeter issues

Street Design Manual, site will not be able to meet block perimeter standard due to streams